

Thoughtful Analysis

Dear Readers:

The summer issue of *The Appraisal Journal* presents four feature articles to aid real estate appraisers in their valuation analyses.

The cover article, “The Effect of High-Voltage Overhead Transmission Lines on Property Values: A Review of the Literature Since 2010,” by Orell C. Anderson, MAI, Jack Williamson, PhD, and Alexander Wohl, updates the reader on studies of the possible effects of transmission lines on sale prices of homes. This topic is of renewed interest because utilities’ renewable energy sources are remotely located and must be transmitted over long distances, requiring expansion of the power grid.

The second article, “Valuation of Casinos: Risky Business,” by David C. Lennhoff, MAI, SRA, AI-GRS, and David J. Brooks, takes a look at the challenges in valuing these unique special-purpose properties, and it suggests a possible treatment of the assets associated with a casino business.

The third feature, “The Role of Incentives in Green Building Valuation,” by Timothy P. Runde, MAI, and Stacey L. Thoyre, looks at the rebates, financing, and tax incentives available for green

commercial buildings. Understanding the market’s perspective on green building incentives, as well as their availability, is critical in addressing the impact on market value of such incentives.

Our final feature article, “Regression, Critical Thinking, and the Valuation Problem Today,” by George Dell, MAI, SRA, offers a thoughtful look at the use of regression analytics in this new era of big data. The discussion looks at and distinguishes the purposes, thinking, and possible mistakes in descriptive regression, classification regression, predictive regression, and inferential statistics.

You will also find in this issue our popular regular columns, namely Cases in Brief and Resource Center, as well as a review of the book *Advances in Automated Valuation Modeling*.

We hope that you enjoy this issue. Please provide your comments; we value your opinions. If you have an idea for an article, be sure to check out *The Appraisal Journal* Manuscript Guide near the end of the issue.

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